



MELLINGER KARTZMAN LLC

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Attorneys for Steven P. Kartzman, Chapter 7 Trustee

Order Filed on February 17, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In re:

GERALD P. IORIO,

Debtor.

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

Chapter 7

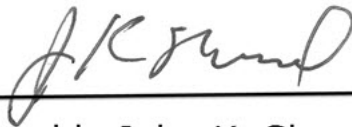
Case No.: 22-15082 (JKS)

Hon. John K. Sherwood

**CONSENT ORDER AUTHORIZING THE SALE OF THE CO-OWNER'S INTEREST
IN THE REAL PROPERTY LOCATED AT 8 DELLWOOD DRIVE, FLORHAM PARK,
NEW JERSEY**

The relief set forth on the following pages numbered two (2) through four (4) is hereby
ORDERED.

DATED: February 17, 2023



Honorable John K. Sherwood
United States Bankruptcy Court

Page 2 of 4

Debtor: Gerald P. Iorio

Case No.: 22-15082 (JKS)

Caption: Consent Order Authorizing the Sale of the Co-Owner's Interest in the Real Property Located at 8 Dellwood, Florham Park, New Jersey

THIS MATTER having been brought before the Court by Steven P. Kartzman, Chapter 7 Trustee (the "Trustee"), by and through his attorneys Mellinger Kartzman LLC, on application for the entry of a Consent Order in lieu of a complaint for authority to sell co-owner's interests in real property under 11 U.S.C. § 363(h); and the Trustee and the co-owner, Jeanine Iorio (the "Co-Owner") of the real property located at 8 Dellwood Drive, Florham Park, New Jersey, having agreed to a resolution of the issues on the terms set forth herein, as appears from the signatures of counsel affixed hereto, it is hereby

ORDERED AS FOLLOWS:

1. The Trustee be, and is hereby, authorized to sell the real property located at 8 Dellwood Drive, Florham Park, New Jersey (the "Property"), such property co-owned by the debtor, Gerald P. Iorio (the "Debtor") and Jeanine Iorio (the "Co-Owner") pursuant to 11 U.S.C. § 363(h).

2. To the extent that the Co-Owner's interest in the Property is sold pursuant to 11 U.S.C. § 363(h), the Co-Owner shall be entitled to a distribution based upon and to the extent of her interest in the Property, subject to the provisions of 11 U.S.C. § 363(j).

3. Pursuant to 11 U.S.C. § 363(j), once a closing occurs, the net proceeds after (a) the costs of the sale of the Property including, but not limited to, legal fees and any other expenses commonly associated with the sale of residential property in New Jersey; and (b) satisfaction of any mortgages, municipal liens, and any other liens against the Property which were incurred by both the Debtor and the Co-Owner, will be distributed by the Trustee 50% to the estate and 50% to the Co-Owner.

Page 3 of 4

Debtor: Gerald P. Iorio

Case No.: 22-15082 (JKS)

Caption: Consent Order Authorizing the Sale of the Co-Owner's Interest in the Real Property Located at 8 Dellwood, Florham Park, New Jersey

4. If a Contract for the sale of the Property is received before April 15, 2023, the Trustee agrees not to close on the sale of the Property before April 15, 2023.

5. The Estate and the Co-Owner will be solely obligated to satisfy any lien solely against its or her interest, from its or her share of the net proceeds.

6. The parties hereto shall execute any and all documents and pleadings reasonably necessary to implement all of the foregoing provisions.

7. The Co-Owner hereby submits to the jurisdiction of this Court for the resolution of all issues arising hereunder and the Bankruptcy Court shall retain exclusive jurisdiction to adjudicate all matters arising under or in connection with this Consent Order.

8. The parties, and anyone who succeeds to their rights and responsibilities hereunder, including their successors and/or assigns, are bound by this Consent Order. This Consent Order is made for the benefit of the parties and all who succeed to their rights and responsibilities.

9. A copy of this Order shall be served on all interested parties within five (5) days from the date of entry.

Page 4 of 4

Debtor: Gerald P. Iorio

Case No.: 22-15082 (JKS)

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The undersigned hereby consent to the form and entry of the within Order:

MELLINGER KARTZMAN LLC
Attorneys for Steven P. Kartzman
Chapter 7 Trustee

By: Steven A. Jayson
STEVEN A. JAYSON, ESQ.

Dated: ~~January~~ __, 2023
February 7, 2023

LAW OFFICES OF SCOTT J. GOLDSTEIN LLC
Attorneys for Jeanine Iorio

By: Scott J. Goldstein
SCOTT J. GOLDSTEIN, ESQ.

Dated: January 6, 2023

JEANINE IORIO

By: Jeanine Iorio
JEANINE IORIO

Dated: January __, 2023

February 3, 2023